

City of Houston, Texas, Ordinance No. 2021 - 764

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF REINVESTMENT ZONE NUMBER SIX, CITY OF HOUSTON, TEXAS (EASTSIDE ZONE); APPROVING THE FISCAL YEAR 2022 OPERATING BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City created Reinvestment Zone Number Six, City of Houston, Texas ("Zone" or "Eastside") by Ordinance No. 97-59 effective on January 21, 1997; and

WHEREAS, the City's Chief Development Officer has submitted to the City Council a Fiscal Year 2022 Operating Budget for the Zone ("Budget") that the City Council desires to approve; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the Budget attached hereto as Exhibit "A" is hereby approved for the Zone.

Section 3. That not later than March 31, 2022, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2022 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2022 Operating Budget approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly,

incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for that purpose. The Zone shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 4. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

| | |
|--------------|--|
| Category I | Less than \$1,000.00 |
| Category II | At least \$1,000.00 but less than \$10,000.00 |
| Category III | At least \$10,000.00 but less than \$50,000.00 |
| Category IV | At least \$50,000.00 but less than \$100,000.00 |
| Category V | At least \$100,000.00 but less than \$500,000.00 |
| Category VI | At least \$500,000.00 but less than \$1,000,000.00 |
| Category VII | \$1,000,000.00 or more |

Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall

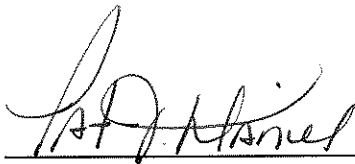
take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 1st day of September, 2021.


APPROVED this _____ day of _____, 2021.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 07 2021.



City Secretary

Prepared by Legal Department 
MS/ems August 12, 2021 Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer
L.D. File No. 0421300161009

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CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: SEP 07 2021

| AYE | NO | |
|---------|---------|------------------------|
| ✓ | | MAYOR TURNER |
| | | COUNCIL MEMBERS |
| ✓ | | PECK |
| ✓ | | JACKSON |
| ✓ | | KAMIN |
| ✓ | | EVANS-SHABAZZ |
| ✓ | | MARTIN |
| ✓ | | THOMAS |
| ✓ | | TRAVIS |
| ✓ | | CISNEROS |
| ✓ | | GALLEGOS |
| ✓ | | POLLARD |
| ✓ | | MARTHA CASTEX-TATUM |
| ✓ | | KNOX |
| ✓ | | ROBINSON |
| ✓ | | KUBOSH |
| ✓ | | PLUMMER |
| ✓ | | ALCORN |
| CAPTION | ADOPTED | |

EXHIBIT "A"

Fiscal Year 2022 Operating Budget for the Eastside Zone

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
Fund Name: **Eastside**
TIRZ: **06 - Eastside Zone**
Fund Number: **7554/50**

| | | |
|---------------------------------|-----------------------------------|-----------------|
| P R O F I L E | Base Year: | 1997 |
| | Base Year Taxable Value: | \$ 391,540,000 |
| | Projected Taxable Value (TY2021): | \$ 922,223,719 |
| | Current Taxable Value (TY2020): | \$ 820,508,483 |
| | Acres: | 769.98 |
| | Administrator (Contact): | City of Houston |
| | Contact Number: | (832) 393-0985 |

| | |
|---|--|
| N A R R A T I V E | Zone Purpose: |
| | Tax Increment Reinvestment Zone Number Six, City of Houston, was created to build a shared educational facility and to encourage further industrial development within the Zone. The new shared educational facility would alleviate overcrowding at Stephen F. Austin and Milby High School, and provide the City with ball fields, tennis courts and other outdoor recreational areas for municipal recreational purposes. |

| P R O J E C T P L A N | | Total Plan | Cumulative Expenses (to 6/30/20) | Variance |
|---|---|---------------|-------------------------------------|----------------|
| | Capital Projects: | | | |
| | Shared Educational Facilities | \$ 45,957,500 | \$ 54,912,543 | \$ (8,955,043) |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | Total Capital Projects | \$ 45,957,500 | \$ 54,912,543 | \$ (8,955,043) |
| | Affordable Housing | - | - | - |
| | School & Education/Cultural Facilities | - | - | - |
| | Financing Costs | - | - | - |
| | Administration Costs/ Professional Services | 885,000 | 250,000 | 635,000 |
| | Creation Costs | - | - | - |
| | Total Project Plan | \$ 46,842,500 | \$ 55,162,543 | \$ (8,320,043) |

| D E B T | Additional Financial Data | FY2021 Budget | FY2021 Estimate | FY2022 Budget |
|------------------|----------------------------------|---------------|---------------------------------|---------------------------------|
| | Debt Service | | | |
| | Principal | \$ - | \$ - | \$ - |
| | Interest | \$ - | \$ - | \$ - |
| | Balance as of 6/30/20 | | Projected Balance as of 6/30/21 | Projected Balance as of 6/30/22 |
| | Year End Outstanding (Principal) | | | |
| | Bond Debt | \$ - | \$ - | \$ - |
| | Bank Loan | \$ - | \$ - | \$ - |
| | Line of Credit | \$ - | \$ - | \$ - |
| | Developer Agreement | \$ - | \$ - | \$ - |
| | Other | \$ - | \$ - | \$ - |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
Fund Name: **Eastside**
TIRZ: **06 - Eastside Zone**
Fund Number: **7554/50**

| TIRZ Budget Line Items | FY2021 Budget | FY2021 Estimate | FY2022 Budget |
|---|---------------|-----------------|---------------|
| RESOURCES | | | |
| RESTRICTED Funds - Capital Projects | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Affordable Housing | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Bond Debt Service | \$ - | \$ - | \$ - |
| UNRESTRICTED Funds | \$ - | \$ - | \$ - |
| Beginning Balance | \$ - | \$ - | \$ - |
| City tax revenue | \$ 2,268,729 | \$ 2,299,003 | \$ 2,968,928 |
| County tax revenue | \$ - | \$ - | \$ - |
| ISD tax revenue | \$ 4,338,157 | \$ 4,639,649 | \$ 4,639,649 |
| ISD tax revenue - Pass Through | \$ 1,433,750 | \$ 2,254,744 | \$ 2,254,744 |
| Community College tax revenue | \$ - | \$ - | \$ - |
| Incremental property tax revenue | \$ 8,040,636 | \$ 9,193,396 | \$ 9,863,321 |
| | \$ - | \$ - | \$ - |
| Miscellaneous revenue | \$ - | \$ - | \$ - |
| COH TIRZ interest | \$ - | \$ - | \$ - |
| Interest Income | \$ - | \$ - | \$ - |
| Other Interest Income | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Grant Proceeds | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Proceeds from Bank Loan | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| Contract Revenue Bond Proceeds | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| TOTAL AVAILABLE RESOURCES | \$ 8,040,636 | \$ 9,193,396 | \$ 9,863,321 |

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET DETAIL

Fund Summary
Fund Name: Eastside
TIRZ: 06 - Eastside Zone
Fund Number: 7554/50

| TIRZ Budget Line Items | FY2021 Budget | FY2021 Estimate | FY2022 Budget |
|---|---------------|-----------------|---------------|
| EXPENDITURES | | | |
| Accounting | \$ - | \$ - | \$ - |
| Administration Salaries & Benefits | \$ - | \$ - | \$ - |
| Auditor | \$ - | \$ - | \$ - |
| Bond Services/Trustee/Financial Advisor | \$ - | \$ - | \$ - |
| Insurance | \$ - | \$ - | \$ - |
| Office Administration | \$ - | \$ - | \$ - |
| TIRZ Administration and Overhead | \$ - | \$ - | \$ - |
| Engineering Consultants | \$ - | \$ - | \$ - |
| Legal | \$ - | \$ - | \$ - |
| Construction Audit | \$ - | \$ - | \$ - |
| Planning Consultants | \$ - | \$ - | \$ - |
| Program and Project Consultants | \$ - | \$ - | \$ - |
| Management consulting services | \$ - | \$ - | \$ - |
| Capital Expenditures (See CIP Schedule) | \$ - | \$ - | \$ - |
| TIRZ Capital Expenditures | \$ - | \$ - | \$ - |
| Developer / Project Reimbursements | \$ - | \$ - | \$ - |
| Bond Debt Service (Series ##) | | | |
| Principal | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ - | \$ - |
| System debt service | \$ - | \$ - | \$ - |
| TOTAL PROJECT COSTS | \$ - | \$ - | \$ - |
| Payment/transfer to ISD - educational facilities | \$ 4,313,157 | \$ 4,614,649 | \$ 4,614,649 |
| Payment/transfer to COH - educational facilities | \$ 2,268,729 | \$ 2,299,003 | \$ 2,968,928 |
| Payment/transfer to ISD - educational facilities (Pass Through) | \$ 1,433,750 | \$ 2,254,744 | \$ 2,254,744 |
| Payment/transfer to ISD - Interest | \$ - | \$ - | \$ - |
| Administration Fees: | | | |
| City | \$ - | \$ - | \$ - |
| County | \$ - | \$ - | \$ - |
| ISD | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| HCC | \$ - | \$ - | \$ - |
| Affordable Housing: | | | |
| City | \$ - | \$ - | \$ - |
| County | \$ - | \$ - | \$ - |
| ISD to City of Houston | \$ - | \$ - | \$ - |
| Municipal Services (Payable to COH) | \$ - | \$ - | \$ - |
| Total Transfers | \$ 8,040,636 | \$ 9,193,396 | \$ 9,863,321 |
| Total Budget | \$ 8,040,636 | \$ 9,193,396 | \$ 9,863,321 |
| RESTRICTED Funds - Capital Projects | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Affordable Housing | \$ - | \$ - | \$ - |
| RESTRICTED Funds - Bond Debt Service | \$ - | \$ - | \$ - |
| UNRESTRICTED Funds | \$ - | \$ - | \$ - |
| Ending Fund Balance | \$ - | \$ - | \$ - |
| Total Budget & Ending Fund Balance | \$ 8,040,636 | \$ 9,193,396 | \$ 9,863,321 |

Notes: